

# Know all Men by these Presents

48-305

That Maurice G. Ladd and Shirley T. Ladd, Husband and wife and both of Waterville, County of Kennebec, state of Maine.

003872

TRANSFER  
TAX  
PAID

In consideration of one dollar and other valuable considerations

paid by Joseph H. Marcoux, ~~Judy E. Marcoux~~ husband and wife, both of Winslow, County of Kennebec, state of Maine and having a mailing address at:  
31 Marie Street, Winslow, ME 04901

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Joseph H. Marcoux and Judy E. Marcoux

as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, a certain parcel of land together with

Beginning at an iron pin at the northeast corner of land conveyed by the Waterville Urban Renewal Authority to Fed J. Rossignol and Jean W. Rossignol; thence north forty-five degrees west (N 45 ° W) a distance of ninety (90) feet; thence north forty-five degrees east (N 45 ° E) a distance of thirty-one (31) feet; thence south forty-five degrees east (S ° 45 E) a distance of ninety (90) feet; thence south forty-five degrees west (S 45 ° W) a distance of thirty-one (31) feet to the point of beginning.

Being the same premises shown as Parcel 21B on "Location Plan, Disposition Parcels, Waterville Urban Renewal Authority, Waterville, Maine " as drawn by Richard J. Carey, Surveyor, dated September 9, 1967 and recorded in the Kennebec Registry of Deeds in Plan Book 34, Page 22.

Being the same premises conveyed to Emile J. Cote and Henrietta B. Cote by deed from the Waterville Urban Renewal Authority dated September 13, 1968 and recorded in Kennebec Registry of Deeds in Book 1478, Page 136.

This conveyance is made subject to all covenants, easements and restrictions set forth in said deed from the Waterville Urban Renewal Authority dated September 13, 1968, and said covenants, easements and restrictions are incorporated herein by reference as though specifically set forth.

Excepting the exclusive easement for storage and display of merchandise and similar uses in the southeasterly corner of the above described premises and building located thereon, which said easement is all and the same as was conveyed by Emile J. Cote, et ux to Fred J. Rossignol, et ux by deed recorded in said Registry, to which conveyance and record thereof reference is hereby made for a more complete and particular description thereof.

Being all and the same premises conveyed by Emile J. Cote and Henrietta B. Cote to Maurice G. Ladd, Jr., and Shirley Ladd also known as Shirley T. Ladd by deed dated December 31, 1975 and recorded in the Kennebec County Registry of Deeds in Book 1878 at Page 4.

The above described premises are currently subject to an undischarged mortgage given by said Maurice G. and Shirley T. Ladd to the aforesaid Emile G. and Henrietta B. Cote dated December 31, 1975 and recorded in said Registry of Deeds in Book 1876 at Page 208. This mortgage has been paid in full but never discharged. The Grantors covenant with the Grantees that they will clear this cloud upon the title.

The premises are also subject to a lease from the Grantors to MGL, Incorporated.

*Notary Public*